

Similar Applications

OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Setbacks	Greenery ^[6] (% of the Site)	Grounds
S/K14S/22 “OU(B)” A/K14/763	350 Kwun Tong Road, Kwun Tong (1,782m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> with Conditions on 22.3.2019	4m (Office) (including communal sky garden cum refuge floor)	<u>Required</u> ^[2] Hang Yip Street: 3m, Lai Yip Street: 3m <u>Proposed</u> Hang Yip Street: 3m Lai Yip Street: 3.1m	357m ² (20%)	(a), (b)
S/K14S/22 “OU(B)” A/K14/764 (same site as No. A/K14/771)	32 Hung To Road, Kwun Tong (911.2m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 130.2mPD (+30.2%)	<u>Rejected</u> on 22.3.2019	3.5m (Office) (including communal sky garden cum refuge floor)	<u>Required</u> ^[2] Hung To Road: 2.9m Back Alley: 1.5m + 1.5m NBA ^[3] <u>Proposed</u> Hung To Road: 2.9m Back Alley: 1.5m+1.548m NBA	127m ² (14%)	(a), (c), (d), (e)

S/K11/29 “OU(B)” A/K11/233	1 Tsat Po Street, San Po Kong (1,346.1m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with Conditions on 12.4.2019	3.325m (Workshop)	<u>Required</u> ^[4] Tsat Po Street: 1.5m, Sam Chuk Street: 1.5m <u>Proposed</u> Tsat Po Street: 1.5m, Sam Chuk Street: 1.5m		(a)
S/K9/26 “OU(B)” A/K9/274	13 Hok Yuen Street, Hung Hom (3,698.8m ²)	C/O	<u>PR</u> 12 to 12.782 (+6.52%) <u>BH</u> Nil	<u>Approved</u> with Conditions on 17.5.2019	N/A (including refuge floor)	<u>Required</u> ^[5] Nil <u>Proposed</u> Corner setback at Hok Yuen Street and 4.5m setbacks from adjacent buildings at east and west	740m ² (20%)	(a)
S/K14S/22 “OU(B)” A/K14/766	41 King Yip Street, Kwun Tong (2,042m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 126mPD (+26%)	<u>Approved</u> with Condition on 16.8.2019	4.025m (Office) (including communal sky garden cum refuge floor)	<u>Required</u> ^[2] King Yip Street: 1.2m, Back Alley: 1.5m + 1.5m NBA ^[3]	530m ² (26%)	(a), (f)

						<u>Proposed</u> King Yip Street: 1.2m + 1.2m further setback and Corner setback Back Alley: 1.5m + 1.5m NBA with no aboveground structure		
S/K14S/22 “OU(B)” A/K14/771 <i>(same site as No. A/K14/764)</i>	32 Hung To Road, Kwun Tong (911.2m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 119.7mPD (+19.7%)	<u>Approved</u> with Condition on 16.8.2019	3.5m (Office) (including communal sky garden cum refuge floor)	<u>Required</u> ^[2] Hung To Road: 2.9m Back Alley: 1.5m + 1.5m NBA ^[3] <u>Proposed</u> Hung To Road: 2.9m Back Alley: 1.5m+1.548m NBA	197.45m ² (21.66%)	(a), (g)

S/K14S/22 “OU(B)” A/K14/773	82 Hung To Road, Kwun Tong (929.03m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 119.85mPD (+19.85%)	<u>Deferred</u> by the Committee on 18.10.2019	4.1m (Workshop) (including communal sky garden cum refuge floor)	<u>Required</u> Nil <u>Proposed</u> Nil	202.75m ² (21.82%)	(a), (i)
S/KC/29 “OU(B)” A/KC/460	57 – 61 Ta Chuen Ping Street, Kwai Chung (2,261m ²)	I-O	<u>PR</u> 9.5 to 11.648 (+20%) <u>BH</u> Nil	<u>Approved</u> with Conditions on 5.7.2019	N/A (including refuge floor)	<u>Required</u> ^[4] Ta Chuen Ping Street: min 3.5m <u>Proposed</u> Ta Chuen Ping Street : 3.5m – 4.9m	452m ² (20%)	(a)
S/TW/33 “Industrial” A/TW/505	14-18 Ma Kok Street, Tsuen Wan (1,858.1m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with Conditions on 1.11.2019	3.5m (Workshop)	<u>Required</u> Nil <u>Proposed</u> Ma Kok Street: about 1m Tsuen Yip Street – about 0.6m	371.62m ² (20%)	(a), (f), (j)

Notes

[1] Proposed permitted uses include Industrial (I), Commercial/ Office (C/O), and Industrial-Office (I-O)

[2] Full-height setbacks as required under relevant Outline Development Plan (ODP).

- [3] For back alleys, in addition to a 1.5m full-height setback, a 1.5m non-building area (NBA) from ground level with clear headroom of 5.1 are required, which basement structures as well as cantilevered structures projecting above the minimum 5.1m headroom are allowed.
- [4] As required under relevant Outline Zoning Plan (OZP).
- [5] As required under relevant lease condition.
- [6] This list only provides information on the total % of site coverage of greenery and does not distinguish if the greenery is at primary zone set out under Practice Notes for Authorized Persons (PNAP) APP-152 “Sustainable Building Design Guideline”.

Grounds

- (a) Proposed minor relaxation of PR is in line with the Policy.
- (b) Proposed increase in BH is not unacceptable.
- (c) Failed to demonstrate that there were sufficient planning and design merits.
- (d) The approval of the application would set an undesirable precedent.
- (e) Cumulative effects of approving similar applications would have adverse visual impact on the area.
- (f) There were improvements in terms of building design and greenery features.
- (g) Noted the site constrain while applicant had made effort in the building design to improve the local environment.
- (h) More information on provision of a pedestrian friendly environment along Tsuen Yip Street was required.
- (i) The applicant is requested to provide further information on the planning and design merits of the proposal.
- (j) An additional approval condition on the submission and implementation of a landscape proposal could be imposed to ensure that the green features would be implemented as proposed.

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Tsuen Wan & Kwai Tsing and Chief Estate Surveyor/Development Control of Lands Department that:
 - (i) ‘non-polluting industrial use’ in planning terms will constitute uses in breach of the lease conditions. If planning approval is given and if the proposed industrial development is intended to be used for “non-polluting industrial uses” that are in breach of the lease conditions, the lot owner shall need to apply to the Lands Department for a lease modification for the proposed development. The proposal will only be considered upon receipt of formal application from the lot owner. There is no guarantee that the application, if received by Lands Department, will be approved and he reserves comment on such. The application will be considered by the Lands Department acting in the capacity as landlord at its sole discretion. In the event that the application is approved, it will be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, payment of premium and administrative fee;
 - (ii) under the 2018 IB revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed within 3 years from the date of TPB’s approval letter;
- (b) to note the comments of Chief Building Surveyor/New Territories West of Buildings Department that:
 - (i) the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAPs) APP-159 ‘Measures to Deter Misuse of Industrial Buildings for Residential Use’ as well as the requirements for sustainable building design guidelines as stipulated in the PNAP APP-152 should be complied; and
 - (ii) detailed comments under the BO will be given at building plan submission stage;
- (c) to note the comments of Director of Environmental Protection that the applicant is advised to minimise the generation of construction and demolition materials, and reuse and recycle the construction and demolition materials on-site as far as possible, and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development;

- (d) to note the comments of Chief Town Planner/Urban Design and Landscape that:
 - (i) the applicant is advised to explore possibility of a building design that would provide some weather protection over the escalator; and
 - (ii) the applicant is advised to consider designing the building in a way that allow for flexibility to accommodate future change of building uses on the lower floors.